

MEMORANDUM

JULY 12, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN
RENEWAL PLAN
REUSE PARCELS SE-95 AND SE-114

Summary: This memorandum requests that the Authority adopt a Minor Modification of the South End Urban Renewal Plan with respect to Reuse Parcels SE-95 and SE-114; (1) By changing certain Land Use Requirements to Access Road and Parking Facility; and (2) Authorize the Director to Proclaim by Certificate this minor modification.

Reuse Parcel SE-95 in the South End Urban Renewal Area is located at 208-220 Camden Street and bounded by the William E. Carter Playground and the Southwest Corridor. The total land area consists of approximately 40,344 square feet of vacant land. Reuse Parcel SE-114 also vacant land, comprising approximately 2,633 square feet is located at 775 Columbus Avenue, adjacent to the William E. Carter Playground in the South End Urban Renewal Area.

On March 29, 1984, the Authority voted a final designation to the Massachusetts Bay Transportation Authority (MBTA) as Redeveloper of Reuse Parcels SE-95 and SE-114. The memorandum stipulated that the MBTA would use the property to construct an access road to its Southwest Corridor facility. In addition, it is understood by all parties that the balance of the land area would be conveyed to Northeastern University to compensate them for land taken by the MBTA for construction of the Ruggles Street Station of the new Orange Line. It is further understood by the signers of the Land Disposition Agreement that the construction of a retaining wall, a ramp and parking lot coupled with the necessary appurtenant facilities will be built in accordance with final working drawings and specifications and applicable standards and controls of the South End Urban Renewal Plan.

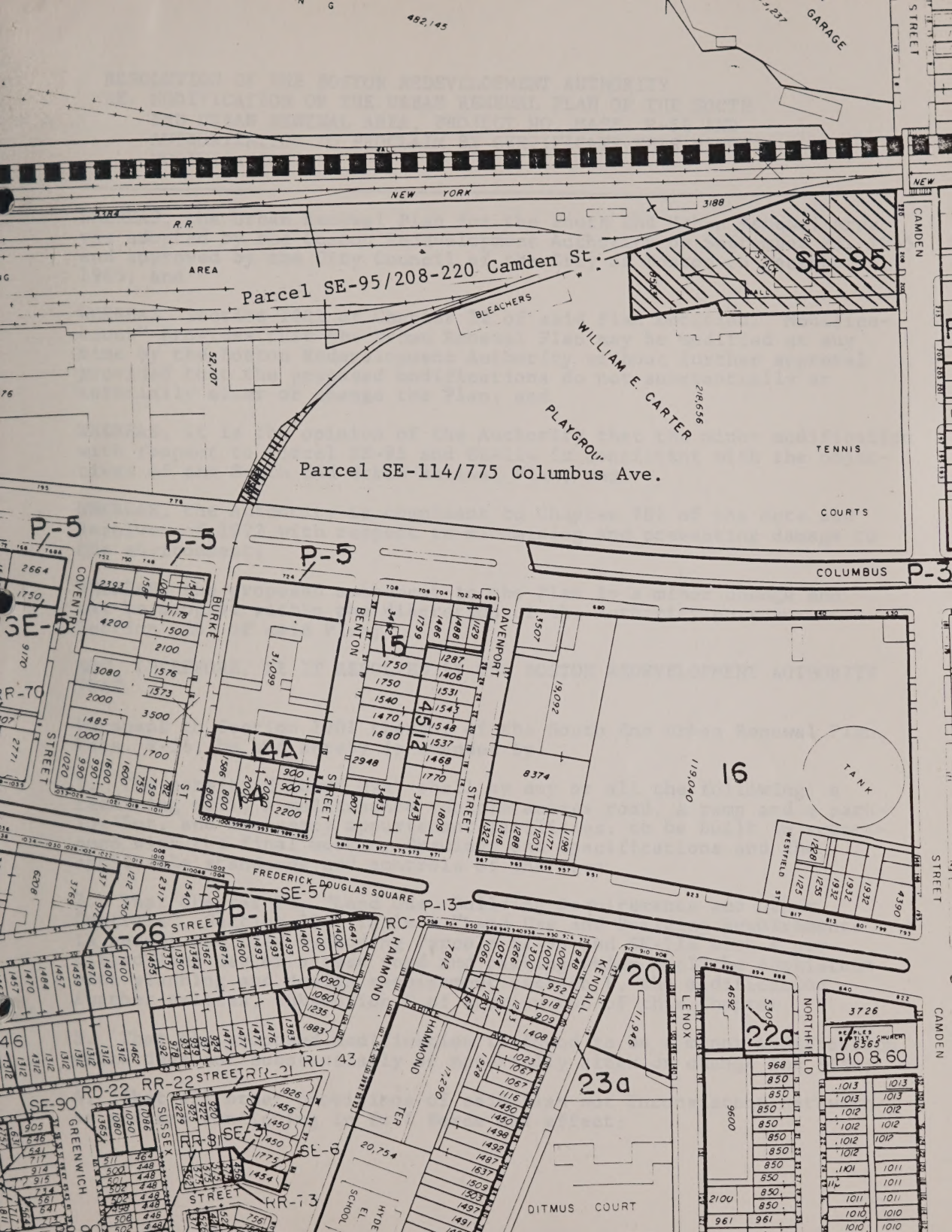
Chapter VI of the Plan entitled, "Land Use, Building Requirements and Other Controls" lists the aforementioned parcels under Section 606 as "Excluded Parcels". The section does provide that land may be sold to the City of Boston, Parks and Recreation Department, as an addition to the Carter Playground. However, in a letter dated March 27, 1984, it has been ascertained that the Parks and Recreation Department does not wish to acquire the property, as its close proximity to the corridor makes the site unsuitable for parkland use.

The Parks and Recreation Department has also indicated that they have no opposition to the modification and did not wish to participate in the negotiations between the Authority and the MBTA.

The South End Urban Renewal Plan provides that under Chapter XII: Section 1201, the Authority may modify the Plan if such modifications are found to be, in the reasonable opinion of the Authority, minor and not substantially or materially alter or change the Plan.

It is therefore, recommended that the Authority adopt the attached Resolution modifying the Plan for the South End Urban Renewal Area by changing the "Land Use" requirements to access road and parking facility.

An appropriate Resolution is attached.



492,145

3,237 GARAGE

NEW YORK

RR

AREA

Parcel SE-95/208-220 Camden St.

BLEACHERS

WILLIAM E. CARTER
PLAYGROUND

SE-95

Parcel SE-114/775 Columbus Ave.

TENNIS

COURTS

COLUMBUS

P-3

P-5

P-5

P-5

SE-5

R-70

STREET

STREET

STREET

STREET

STREET

STREET

FREDERICK DOUGLAS SQUARE

P-1

P-13

X-26 STREET

RU-43

RR-21

RR-13

RR-13

SE-90

GREENWICH

HAMMOND

HAMMOND

HAMMOND

HAMMOND

KENDALL

KENDALL

KENDALL

KENDALL

20

23a

23a

23a

LENOX

LENOX

LENOX

LENOX

22a

22a

22a

22a

NORTHFIELD

NORTHFIELD

NORTHFIELD

NORTHFIELD

3726

3726

3726

3726

CAMDEN

CAMDEN

CAMDEN

CAMDEN

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH
END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 AND
AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR
MODIFICATION.

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel SE-95 and SE-114 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. The permitted "Land Use" shall by any or all the following: a retaining wall, a maintenance vehicle access road, a ramp and a parking lot, and necessary appurtenant facilities, to be built in accordance with the final working drawings and specifications and the applicable standards and controls of the Plan.
2. That Chapter VI, "Land Use, Building Requirements and Other Controls", Section 602, Table A "Land Use and Building Requirements" is hereby modified by adding Parcels SE-95 and SE-114 with a permitted land use of access road and parking which shall be consistent with planning and design requirement section B, the modification further deletes, subsection C of section 606 of this Chapter.
3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
4. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect:

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.

Boston Redevelopment Authority

Robert J. Ryan/Director

March 27, 1984

Mr. Robert R. McCoy
Commissioner
Parks and Recreation Department
Boston City Hall
Boston, Mass.

Dear Mr. McCoy:

The Authority has received a proposal from the MBTA to develop South End Parcels SE-95 and SE-114. Parcel SE-95 is a 40,551 square foot parcel between the Carter Playground and the Southwest Corridor right-of-way. Parcel SE-114 is a 2,633 square foot parcel that abuts the wall of the playground (see attached map). Under the proposal, the MBTA will develop a portion of Parcel SE-95 as an access corridor to its Southwest Corridor facility. The balance of the property would be conveyed to Northeastern to be used as open parking.

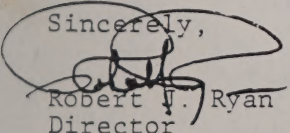
The South End Urban Renewal Plan establishes that the parcels may be sold to the Parks Department as an addition to the Carter Playground. In light of the MBTA's proposal, the BRA has asked you to consider whether the Parks Department would like to acquire any or all of the properties for additional park use.

The purpose of this letter is to confirm your position, conveyed to us on Wednesday, March 21, that the Parks Department does not wish to acquire the property. You stated that the proximity to the corridor makes the site unsuitable for park use and that you do not wish to intrude on the negotiations between Northeastern and the MBTA.

On the basis of this understanding, I will now proceed to recommend that the Authority convey the parcels to the MBTA. I would at least think it appropriate to require a wall or some other screen between the playground and the parking area, and will impose this requirement.

If you have any further comments, please contact me.

Sincerely,


Robert J. Ryan
Director

ATTACHMENT:
1 City Hall Square
Boston, Massachusetts 02201
(617) 722-4300